

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
			PJs in State:	7			
Program Progress:							
% of Funds Committed	92.87 %	96.82 %	7	97.21 %	20	20	
% of Funds Disbursed	85.76 %	89.14 %	6	90.53 %	20	24	
Leveraging Ratio for Rental Activities	4.57	7.61	1	4.97	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	96.47 %	95.08 %	2	85.01 %	51	46	
% of Completed CHDO Disbursements to All CHDO Reservations***	67.00 %	69.03 %	4	73.71 %	31	30	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	89.88 %	89.75 %	2	81.48 %	73	70	
% of 0-30% AMI Renters to All Renters***	42.65 %	59.25 %	6	45.54 %	42	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.35 %	1	96.14 %	100	100	
Overall Ranking:			In State:	3 / 7	Nationally:	55	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$59,821	\$25,426		\$28,248	415 Units	33.30 %	
Homebuyer Unit	\$17,080	\$11,763		\$15,487	84 Units	6.70 %	
Homeowner-Rehab Unit	\$17,201	\$27,406		\$0	60 Units	4.80 %	
TBRA Unit	\$3,524	\$4,824		\$3,211	688 Units	55.20 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Montgomery County MD

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$110,948	\$129,610	\$17,951
State:*	\$92,168	\$108,914	\$27,702
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 3.9 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.87

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	40.0	29.8	41.7	13.8
Black/African American:	47.5	50.0	28.3	69.8
Asian:	4.8	9.5	1.7	2.8
American Indian/Alaska Native:	0.2	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.3
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	2.4	0.0	0.0	0.3
Asian/Pacific Islander:	0.0	0.0	3.3	0.3

ETHNICITY:

Hispanic	5.1	10.7	25.0	12.6
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HOUSEHOLD SIZE:

1 Person:	52.8	2.4	23.3	8.2
2 Persons:	14.9	29.8	20.0	30.2
3 Persons:	14.7	36.9	20.0	26.1
4 Persons:	11.1	26.2	23.3	20.8
5 Persons:	4.3	4.8	6.7	7.5
6 Persons:	1.7	0.0	5.0	4.4
7 Persons:	0.5	0.0	1.7	1.6
8 or more Persons:	0.0	0.0	0.0	1.3

HOUSEHOLD TYPE:

Single/Non-Elderly:	38.8	23.8	26.7	14.2
Elderly:	22.7	8.3	21.7	0.3
Related/Single Parent:	22.9	28.6	6.7	72.0
Related/Two Parent:	5.8	38.1	25.0	13.5
Other:	9.9	1.2	16.7	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	10.4	20.2 [#]
HOME TBRA:	0.2	
Other:	54.0	
No Assistance:	35.4	

of Section 504 Compliant Units / Completed Units Since 2001 32

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montgomery County

State: MD

Group Rank: 55
 (Percentile)

State Rank: 3 / 7 PJs

Overall Rank: 0
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	96.47	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	67	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	89.88	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	2.19	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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